



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE July 18, 2014	CONTACT/PHONE Cody Scheel, Project Planner (805) 441-5157 cscheel@co.slo.ca.us	APPLICANT Phil & Julie Fox	FILE NO. DRC2012-00091
LOCAL EFFECTIVE DATE August 2, 2014			
APPROX FINAL EFFECTIVE DATE August 22, 2014			
SUBJECT Hearing to consider a request by PHIL & JULIE FOX for a Minor Use Permit / Coastal Development Permit to allow for the construction of a new 3,451 square-foot single family residence with a 624 square-foot attached garage, 852 square feet of decking, and the maximum height of the proposed residence will be 28 feet from average natural grade. The project will result in the disturbance of approximately 5,000 square feet of a 13,068 square-foot lot. The proposed project is within the Residential Single Family land use category and is located on the east side of Burton Drive, approximately 850 feet southeast of the intersection with Kay Street, within the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration (ED13-072) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2012-00091 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, found that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 12, 2014 and is hereby adopted for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Water, and are included as conditions of approval.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Terrestrial Habitat, Geologic Study Area & Local Coastal Plan	ASSESSOR PARCEL NUMBER 024-331-009, 025 & 026	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Terrestrial Habitat Protection, Cambria Community Services District Review, Cambria Fire Department Review, Site Review, Erosion Control, Landscaping, Archaeological Resource Protection, Setbacks, Height, Footprint and Gross Structural Area (GSA) Limitations, Residential Design Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Appeals to the Coastal Commission (Coastal Appealable Zone), Local Coastal Program, Geologic Study Area, Environmentally Sensitive Habitats & Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

FINAL ACTION

This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

EXISTING USES:

Site is currently vacant

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family / Undeveloped

East: Residential Single Family / residences

South: Residential Single Family / Undeveloped

West: Residential Single Family / residences

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Building Division, Air Pollution Control District, Cambria Community Services District (Water/Sewer, Fire), Regional Water Quality Control Board, California Coastal Commission, and the North Coast Advisory Council

TOPOGRAPHY:

Moderately sloping

VEGETATION:

Grasses, Monterey pines, Oak tree and ornamentals

PROPOSED SERVICES:

Water supply: Cambria Community Services District

Sewage Disposal: Cambria Community Services District

Fire Protection: Cambria CSD Fire Department

ACCEPTANCE DATE:

October 1, 2013

DISCUSSION

PLANNING AREA STANDARDS:

As described below, the project complies with applicable Combining Designations, Cambria Urban Area, and Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Local Coastal Program Area (LCP)

In accordance with CZLUO section 23.07.120 the project is within the California Coastal Zone as determined by the California Coastal Act of 1976.

Terrestrial Habitat Protection (TH)

The following standards apply to new development proposed within the Terrestrial Habitat Protection (TH) combining designation:

1. **Protection of vegetation.** Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.
2. **Terrestrial habitat development standards:**
 - a) **Re-vegetation.** Native plants shall be used where vegetation is removed.
 - b) **Area of disturbance.** The area to be disturbed by development shall be shown on a site plan. The area in which grading is to occur shall be defined on site by readily-identifiable barriers that will protect the surrounding native habitat areas.

The proposed project complies with the combining designation planning area standards for the Terrestrial Habitat Protection (TH) because the development will be sited to minimize the disruption of the existing habitat. In total eleven trees will be removed (three Monterey pines, two dead Monterey pines, two Redwoods, one Coast live oak and three ornamental trees). The remaining trees will not have significant grading and construction activities within or adjacent to their drip lines. Additionally, the project is conditioned to include protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction.

Monterey Pine Forest Habitat (TH)

The purpose of the following standards is to minimize tree removal and avoid impact to sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

1. **Establishment of a “project limit area”.** The project limit area shall be established in manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention shall be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species,

provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey pine, oaks, and forest habitat. *The project is conditioned to comply with this standard.*

2. **New Development siting.** New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required. *The project has been designed to minimize impacts to vegetation and where impacts could not be avoided, mitigation measures, such as tree replacement have been included as conditions of approval.*
3. **Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal. *The project is conditioned to comply with this standard.*
4. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented. *The project is conditioned to comply with this standard, as impacts to the vegetation would be limited by the design and siting of the proposed residence and the project will implement all feasible construction practices to protect vegetation onsite.*
5. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above the ground shall be replaced at a 4:1 ratio. Any oak trees that are four inches in diameter 4.5 feet above ground shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest. *The project as conditioned will comply with this standard, as the three Monterey pines that would be removed would be replaced at a 4:1 ratio, requiring twelve (12) replacement pines, and replacement of one oak tree at a 6:1 ratio, requiring six (6) replacement oaks.*
6. **Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary. *The project proposal does not include the removal of understory vegetation.*

Cambria Urban Area Standards – Community Wide

Limitation on Development – Water Conservation Requirements.

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or through other verifiable actions to reduce existing water use in the service area. *The proposed project is conditioned to comply with this standard, per Cambria Community Services District*

Review. The District required the applicant to pay retrofit fees, which the District uses to completely offset the increased water demands that would result from the project.

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District (CCSD). Also, prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD. *The project complies with this standard because the applicant submitted a letter from the CCSD, dated November 5, 2012, stating that an "Intent to Serve" letter has been transferred to the subject parcel from another parcel in Cambria (013-141-022), County Recorder's Document # 2012056282. As a condition of this "Intent to Serve" letter, the applicant was required to pay retrofit fees to completely offset the project's estimated water demand. Therefore, with transfer of water service from an existing site, and the payment of retrofit fees, the proposed project will not increase water demands on Cambria's water supply.*

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a Fire Plan Review from the Cambria Fire Department. *The project complies with this standard because the applicant submitted a Fire Plan Review, dated November 13, 2013, from the Cambria Fire Department and the project is conditioned to comply with all applicable fire safety requirements.*

Site Review – Biological Assessment

Based on the results of a site review, all projects determined to have the potential to adversely impact a sensitive resource shall require a biologic assessment report prepared in accordance with Coastal Zone Land Use Ordinance Section 23.07.170. *Based on a site review, project manager Cody Scheel concluded that a biological assessment is not necessary because the subject property is substantially denuded of understory vegetation and the nearest stream is located 1,000 feet to the west and the site does not contain riparian habitat. A majority of the area where the residence is to be sited has been pre-disturbed due to various landscape features and existing grading activities. The project has been designed to minimize impacts to vegetation and where impacts could not be avoided, mitigation measures, such as tree replacement have been included as conditions of approval.*

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department. *The proposed project is conditioned to comply with this standard as the applicant is required to prepare and implement a drainage plan, and erosion and sedimentation control plan to be reviewed by public works. The applicant has submitted a Stormwater Control Plan which was reviewed by Public Works, and the project is conditioned to incorporate "Low Impact Development" techniques for runoff reduction measures.*

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest.

Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site. *The proposed project is conditioned to comply with this standard.*

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road. *The proposed project is conditioned to comply with this standard.*

Archaeological Resource Protection

In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. *The proposed project is conditioned to comply with this standard.*

Residential Single Family Standards

As described in the table below, the proposed project is consistent with the applicable residential development standards.

Area: Park Hill (Forested Lot)
 Lot Size: 13,068 square feet

Slope: Approximately 24%
 Number of trees to be removed: 3 pines, 1 oak,

PROJECT REVIEW	ALLOWABLE	PROPOSED	STATUS
HEIGHT (FEET) ¹	28'	28'	OK
FOOTPRINT (SQUARE FEET)	3,983 sf	2,431 sf	OK
GROSS STRUCTURAL AREA (S.F.)	5,974 sf	4,075 sf	OK
DECKS (SQUARE FEET)			
SOLID (10% OF MAX FOOTPRINT)	398 sf	242 sf	OK
PERMEABLE (30% OF MAX FOOTPRINT)	1,195 sf	610 sf	OK
SETBACKS (FEET)			
FRONT / REAR COMBINED	25' minimum	25'	OK
FRONT	10' minimum	15'	OK
REAR	10' minimum	10'	OK
SIDES (COMBINED) ²	17' minimum	20'	OK
NORTHEAST SIDE	5' minimum	5'	OK
STREET CORNER SIDE (SOUTHWEST)	10' minimum	15'	OK

- NOTE:
- Maximum height is measured from average natural grade.
 - Street corner lots side setbacks are combined 17 feet with 5 feet minimum on each side, and 10 feet minimum on the street corner side.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed addition is consistent with applicable design criteria.

Impermeable Surfaces. Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and visual quality of public view corridors. *The proposed residence and decks would have a impermeable footprint of 2,673 square feet, and the driveway and paved walkways would result in approximately 1,550 square feet of paving. The total proposed site coverage and paving will be approximately 4,223 square feet or 32% of the total lot. As conditioned, the project will comply with the Erosion Control section of the Area Wide Planning Standards, and will incorporate "Low Impact Development" techniques for runoff reduction measures. A Drainage and Sedimentation Plan shall be reviewed and approved by Public Works.*

Parking Drives and Garages. Two off-street spaces are required for each single-family dwelling, and at least one space shall be covered. The design criteria for parking drives and garages encourages placement that does not dominate the site or the design of the house. *This project complies with this standard because there would be a 624 square foot two car garage attached to the proposed residence, and will not dominate the design of the residence because the garage is designed to integrate with the design and materials of the residence.*

Topography. The site design should follow the natural contours of the site where possible. *The subject lot is moderately sloping. The proposed home involves minimal grading and will follow existing contours through a stepped foundation approach.*

Drainage. Drainage systems should be designed to retain water on-site and encourage infiltration when feasible. *The project will be designed and constructed to retain water on-site, and will incorporate "Low Impact Development" techniques for runoff reduction measures. The project is conditioned to provide a drainage plan, consistent with the North Coast planning area standards, to Public Works for review and approval.*

Building Design Standards. The design should incorporate architectural details and varied materials to reduce the apparent mass of structures and should achieve an appearance that is appropriate for the character of the neighborhood. *The proposed residence includes articulation to break up the bulk of the structure, and is compatible in design, color and materials with the neighborhood design patterns.*

LAND USE ORDINANCE STANDARDS:

Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area, according to official County maps. *The proposed development will be sited to minimize the disruption of the existing habitat. In total eleven trees will be removed (three Monterey pines, two dead Monterey pines, two Redwoods, one Coast live oak and three ornamental trees). The remaining trees will not have significant grading and*

construction activities within or adjacent to their drip lines. Additionally, the project is conditioned to include protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction. The three (live) Monterey pines to be removed will be replaced at a 4:1 ratio, for a total of 12 new Monterey pines, and the one oak tree to be removed will be replaced at a 6:1 ratio, requiring six (6) replacement oaks.

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.07.080: Geologic Study Area (GSA)

A Geologic Study Area combining designation is applied by the Official Maps (Part III) of the Land Use Element, to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. This section requires projects located within a GSA to include a report prepared by a certified engineering geologist. The report must identify, describe, and illustrate, where applicable, potential hazards of surface fault rupture, seismic shaking, and liquefaction or landslide. *The project complies with this requirement. The applicant submitted an Engineering Geology Investigation (GeoSolutions, Inc., August 21, 2013), and a Soils Engineering Report (GeoSolutions, Inc.; September 10, 2013) which concluded that the geologic condition of the site is suitable for the proposed residence. The report was reviewed by County Geologist, Brian Papurello, who concurred with the findings and recommendations of the reports (Landset Engineers, Inc.; October 4, 2013).*

Section 23.07.170.e (1-5) Environmentally Sensitive Habitat (ESH) Development Standards

- (1) New development within or adjacent to the habitat shall not significantly disrupt the resource.
- (2) New development within the habitat shall be limited to those uses that are dependent upon the resource.
- (3) Where feasible, damaged habitats shall be restored as a condition of development approval.
- (4) Development shall be consistent with the biological continuance of the habitat.
- (5) Grading adjacent to Environmentally Sensitive Habitats shall conform to the provisions of Section 23.05.034.c (Grading Standards.)

This project is located within an Environmentally Sensitive Habitat Area (ESHA) due to the Cambria Monterey Pine forest and complies with ESHA development Standards 1-5 above. The proposed residential development is a principally permitted use on the site, which is within a developed urban neighborhood. To mitigate the impacts to the three (3) Monterey pines and one (1) oak tree, the applicant has agreed to mitigate the impacts to the trees by replanting twelve (12) Monterey pines and six (6) oak trees. The project is conditioned to require a landscape/revegetation plan that clearly shows the remaining trees that shall be undisturbed and special construction practices to avoid impacts to remaining native trees and vegetation. With implementation of these measures, the proposed project complies with the ESHA development standards above.

Section 23.07.176 Terrestrial Habitat Protection

The project site is in a mapped Terrestrial Habitat Area and is subject to the provisions of terrestrial habitat development standards in accordance with CZLUO section 23.07.176(b). The intent of that section is to preserve and protect rare and endangered species of terrestrial plants

and animals by preserving their habitat. *This project complies with the TH development standards because the applicant shall submit a landscape/revegetation plan clearly requiring special construction practices to protect the remaining trees and surrounding native habitat areas prior to issuance of a construction permit. The project is conditioned to replace removed Monterey pine trees at a 4:1 ratio, requiring twelve (12) replacement pines, and replacement of one oak tree at a 6:1 ratio, requiring six (6) replacement oaks.*

COASTAL PLAN POLICIES:

Shoreline Access:	N/A
Recreation and Visitor Serving:	N/A
Energy and Industrial Development:	N/A
Commercial Fishing, Recreational Boating and Port Facilities:	N/A
Environmentally Sensitive Habitats:	<input checked="" type="checkbox"/> Policy No(s): 1, 2, 3, 29 & 30
Agriculture:	N/A
Public Works:	<input checked="" type="checkbox"/> Policy No(s): 1
Coastal Watersheds:	<input checked="" type="checkbox"/> Policy No(s): 7 through 11
Visual and Scenic Resources:	<input checked="" type="checkbox"/> Policy No(s): 1, 2 & 7
Hazards:	<input checked="" type="checkbox"/> Policy No(s): 1 & 2
Archeology:	N/A
Air Quality:	N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area. *The proposed project is consistent with this policy because it will not significantly disrupt the habitat and impacts to trees have been minimized. The removed pines and oak tree will be mitigated in accordance with the proposed tree replacement plan per the North Coast Area Plan requirements.*

Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate. *The proposed project complies with this policy because it has been determined that there will be no significant impacts to sensitive habitats, the proposed development will be consistent with the biological continuance of the habitat, and replacement of removed and disturbed habitat will occur.*

Policy 3: Habitat Restoration. The County or Coastal Commission should require the restoration of damaged habitat as a condition of approval when feasible. *The proposed project is consistent with this policy because, prior to issuance of a construction permit, the applicant is required to submit a landscape/revegetation plan clearly showing a project limit area and special construction practices to protect the remaining trees and surrounding native habitat areas. The total tree replacement required for the project is twelve (12) Monterey pine trees and six (6) oak trees.*

Policy 29: Protection of Terrestrial Habitats. Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site. *The project is consistent with this policy because the proposed residential development is a principally permitted use on the site and is located on the least sensitive portion of the site to minimize impacts to the existing habitats. Prior to issuance of a construction permit, the applicant is required to submit a landscape/revegetation plan clearly showing a project limit area and special construction practices to protect the remaining trees and surrounding native habitat areas.*

Policy 30: Protection of Native Vegetation. Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed. *The project is consistent with this policy because a project limit area will be designated on all construction documents to ensure all development will not further encroach into any habitat areas or trees on site. All areas of the site disturbed will be revegetated with native plants.*

Public Works

Policy 1: Availability of Service Capacity applies to the project: New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. *The project is consistent with this policy because the applicant submitted a letter, dated November 5, 2012, from the Cambria Community Services District verifying the availability of water and sewer service for the proposed project. The project is conditioned to require a water and sewer service condition compliance letter prior to final inspection.*

Coastal Watersheds

Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. *The proposed project complies with this policy as the proposed project will take place on an existing lot of record in the Residential Single Family category and development shall be situated on slopes of less than 20 percent.*

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. *The proposed project is conditioned to comply with this policy as the*

project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance.

Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works department for approval, and shall implement the approved drainage plan, displaying that construction of the new residence will not increase erosion or runoff.

Policy 11: Preserving Groundwater Recharge. In suitable recharge areas, site design and layout shall retain runoff on-site to the extent feasible to maximize groundwater recharge and to maintain in-stream flows and riparian habitats. The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved and protected, and in visually degraded areas restored where feasible. The proposed project complies with this policy as the proposed residence would result in the removal of three Monterey pine trees and one oak tree, to be replaced as discussed in the Environmentally Sensitive Habitats section. The proposed development is within an existing developed section of Cambria, would be in character and scale with the surrounding neighborhood, and would not block existing scenic vistas.

Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. The proposed project complies with this policy, as the proposed residence will be developed on a lot in a neighborhood with similar residential structures. The proposed development will not block or obstruct public views to the ocean or scenic coastal areas, and is sited not to obstruct views from major public view corridors.

Policy 7: Preservation of Trees and Native Vegetation: The location and design of the new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character. The proposed project is consistent with this policy because disturbance has been minimized through project design. In total nine trees will be removed (three Monterey pines, two dead Monterey pines, two Redwoods, one Coast live oak and three ornamental trees). The remaining trees will not have significant grading and construction activities within or adjacent to their drip lines. Additionally, the

project is conditioned to include protective measures to ensure the existing Monterey Pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction. The three (live) Monterey pines that would be removed would be replaced at a 4:1 ratio, for a total of 12 new Monterey pines, and replacement of one oak tree at a 6:1 ratio, requiring six (6) replacement oaks.

Hazards

Policy 1: New Development: All new development proposed within areas subject to natural hazards from geologic or flood conditions shall be located and designed to minimize risks to human life and property. The proposed project complies with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability. New development shall ensure structural stability while not creating or contributing to erosion or geological instability. The proposed project is consistent with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion of geological instability. The applicant submitted an Engineering Geology Investigation (GeoSolutions, Inc., August 21, 2013), and a Soils Engineering Report (GeoSolutions, Inc.; September 10, 2013) which concluded that the geologic condition of the site is suitable for the proposed residence. The report was reviewed by County Geologist, Brian Papurello, who concurred with the findings and recommendations of the reports (Landset Engineers, Inc.; October 4, 2013). The project is conditioned to comply with the recommendations contained in the reports.

COMMUNITY ADVISORY GROUP COMMENTS:

The North Coast Advisory Council Land Use Committee met on June 3, 2013, and the North Coast Advisory Council met on June 19, 2013. The Committee supports the project subject to conditions:

- a) strict adherence to the Replacement of Vegetation requirements of Chapter 7, North Coast Area Plan, and
- b) strict monitoring by County Planning and Building of actual Vegetation Replacement required by North Coast Area Plan; is compatible with the provisions of the Coastal Zone Land Use Ordinance, North Coast Area Plan and the residential character of the neighborhood.

The comments of the NCAC have been incorporated into analysis of the project as well as the conditions of approval. The specific conditions that address the NCAC comments are: Condition #'s 23, 24, 38, 39, 41, 42, 43, 44, 45 & 56.

AGENCY REVIEW:

Public Works – Per referral response dated June 18, 2014: Recommend approval with recommended conditions of approval. The Public Works recommended conditions of approval are incorporated in the projects Conditions of Approval.

Building Department – No comments received.

Air Pollution Control District – No comments received.

Cambria Community Services District (Water/Sewer) – A letter from the CCSD, dated November 5, 2012, stating that an “Intent to Serve” letter has been transferred to the subject parcel from another parcel in Cambria (013-141-022), County Recorder’s Document # 2012056282.

Cambria Community Services District (Fire) – Per referral response dated November 13, 2013: The project is authorized with conditions.

Regional Water Quality Control Board – No comments received.

California Coastal Commission – No comments received.

LEGAL LOT STATUS:

The six (6) underlying lots were legally created by recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Cody Scheel and reviewed by Bill Robeson.